

# EEL RIVER INDUSTRIAL PARK IMPROVEMENT PLANS

## PROJECT INFORMATION

OWNER: RIO DELL HOLDINGS  
OWNER ADDRESS: 990 W. WATERFRONT  
OWNER PHONE #: 707-445-3080  
DRAFTSPERSON: ELIZABETH JURKOIC  
ENGINEER: PACIFIC AFFILIATES, TRAVIS SCHNEIDER  
PROJECT ADDRESS: NORTHWESTERN AVENUE  
RIO DELL, CA 95562  
APN #: 205-111-069  
ZONING: IC

## PROJECT DESCRIPTION

SUBDIVISION OF APN 205-111-069 INTO 5 PARCELS.

## GENERAL NOTES

1. THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA WHERE KNOWN CULTURAL RESOURCES HAVE BEEN LOCATED. HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MITIGATION MEASURES ARE REQUIRED UNDER STATE AND FEDERAL LAW.

IF CULTURAL RESOURCES ARE ENCOUNTERED, ALL WORK MUST CEASE AND A QUALIFIED CULTURAL RESOURCES SPECIALIST CONTACTED TO ANALYZE THE SIGNIFICANCE OF THE FIND AND FORMULATE FURTHER MITIGATION (e.g., PROJECT RELOCATION, EXCAVATION PLAN, PROTECTIVE COVER).

PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE §7050.5, IF HUMAN REMAINS ARE ENCOUNTERED, ALL WORK MUST CEASE AND THE COUNTY CORONER CONTACTED.

2. HOURS OF CONSTRUCTION FOR ON- AND OFF-SITE IMPROVEMENTS SHALL BE RESTRICTED TO MONDAY THROUGH FRIDAY FROM 7:00 AM TO 6:00 PM, SATURDAY FROM 9:00 AM TO 5:00 PM., WITH NO CONSTRUCTION ACTIVITY ON SUNDAY.

3. UTILITIES ASSOCIATED WITH THE SUBDIVISION SHALL BE PLACED UNDERGROUND, WHERE FEASIBLE.

4. THE SUBDIVISION IS CONSIDERED A REGULATED PROJECT UNDER THE STATE WATER BOARD'S PHASE II SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PROGRAM. AREAS IDENTIFIED AS TREATMENT AREAS SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT. DEVELOPMENT OF LOW IMPACT DEVELOPMENT TECHNIQUES OTHER THAN THOSE INCLUDED ON THE IMPROVEMENT PLANS SHALL REQUIRE A SITE-SPECIFIC ANALYSIS TO DEMONSTRATE CONFORMANCE WITH THIS STANDARD.

5. THIS PROJECT IS REQUIRED TO MEET ALL REQUIREMENTS OF THE STATE OF CALIFORNIA STATE WATER RESOURCES CONTROL BOARD NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, ORDER NO. 2009-0009-DWQ, NPDES NO. CA 5000002 (GENERAL ORDER) REGARDING STORM WATER EROSION CONTROL. ALL MASS GRADING SHALL BE COMPLETED BETWEEN MAY 1ST AND OCTOBER 15TH UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER. IF PROJECT CONSTRUCTION ACTIVITY IS ANTICIPATED TO EXTEND BEYOND OCTOBER 15, THE DEVELOPER AND/OR CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE CITY ENGINEER BY SEPTEMBER 15TH OF EACH YEAR, REQUESTING APPROVAL OF WET WEATHER CONSTRUCTION ACTIVITIES. WET WEATHER CONSTRUCTION ACTIVITIES MAY NOT BE APPROVED FOR SENSITIVE SITES. THE PROJECT SITE SHALL BE ADEQUATELY WINTERIZED, AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE, AND ALL DISTURBED AREAS ADEQUATELY STABILIZED, BEFORE THE ONSET OF SEASONAL RAINS WHICH MAY PRODUCE RUNOFF OR EROSION, OR NO LATER THAN OCTOBER 15TH OF EACH YEAR, WHICHEVER COMES FIRST. THE CITY MAY ISSUE STOP WORK NOTICE AND/OR NOTIFY THE BOARD OF ANY VIOLATIONS OF THESE PROVISIONS.

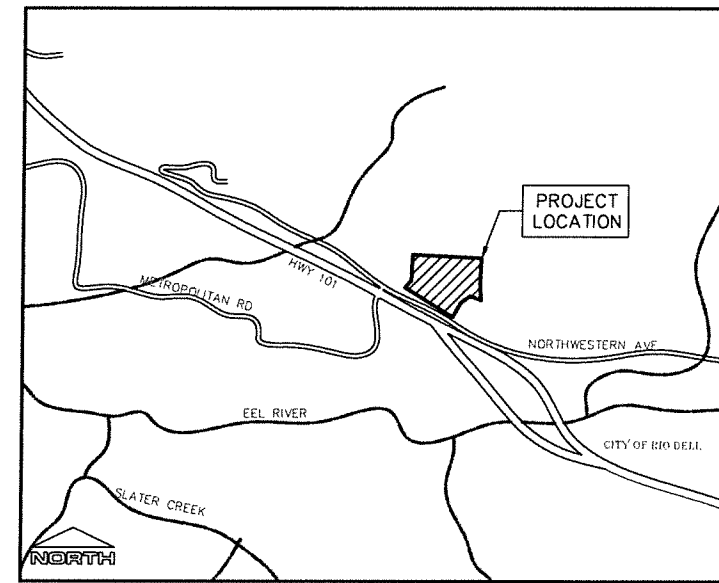
6. ALL SITE INSPECTIONS (INCLUDING PRE- AND POST-STORM INSPECTIONS) REQUIRED BY THE GENERAL ORDER SHALL BE FAITHFULLY PERFORMED AND PROPERLY DOCUMENTED. IN THE EVENT ANY EROSION CONTROL PROVISION FAILS TO PERFORM ADEQUATELY, OR AS INTENDED; OR THERE IS ANY OBSERVED EROSION ON, OR SEDIMENT TRANSPORT FROM, THE PROJECT SITE, ALL CONSTRUCTION ACTIVITIES SHALL IMMEDIATELY CEASE ON THE PROJECT, AND NOTICE PROVIDED TO THE LEGALLY RESPONSIBLE PERSON, THE DESIGNATED QUALIFIED SWPPP DEVELOPER OR PRACTITIONER (QSD/QSP AS DESIGNATED IN THE PROJECT'S PRO'S), AND THE CITY ENGINEER. THE QSD/QSP SHALL PROVIDE DIRECTION FOR THE REPAIR OF ANY FAILED EROSION CONTROL BMP MEASURE(S), AND/OR ADDITIONAL EROSION/SEDIMENT CONTROL BMP'S RECOMMENDED TO PREVENT FURTHER EROSION OR SEDIMENT TRANSPORT. NO ADDITIONAL NEW WORK SHALL BE COMPLETED ON THE PROJECT UNTIL THE FAILED EROSION CONTROL BMP MEASURES HAVE BEEN REPAIRED TO THE SATISFACTION OF THE QSD/QSP AND THE CITY OF FORTUNA, AND/OR ADDITIONAL RECOMMENDED EROSION/SEDIMENT CONTROL BMP'S HAVE BEEN PROPERLY INSTALLED. THE QSD/QSP SHALL PREPARE A LETTER OR MEMO TO THE CITY, ACKNOWLEDGING THAT REPAIRS AND/OR ADDITIONAL BMP'S HAVE BEEN COMPLETED TO THE QSD/QSP'S SATISFACTION, PRIOR TO WORK RESUMING ON THE PROJECT.

7. BASED ON HUMBOLDT COUNTY GIS FEMA FLOOD ZONES, THIS PROPERTY IS LOCATED WITHIN ZONE A OF 100 YEAR FLOOD ZONE.

8. ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE BASED OFF OF A SURVEY PERFORMED BY PACIFIC AFFILIATES ON AUGUST 25, 2017.

9. NO KNOWN HAZARDOUS WASTE OR SUBSTANCE SITES ARE LOCATED WITHIN 400 FT. OF SUBJECT SITE.

10. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL/FINAL MAP.



VICINITY MAP  
N.T.S.

## SHEET INDEX

SHEET #	DESCRIPTION
C-1	TITLE SHEET
C-2	EXISTING SITE PLAN
C-3	SITE PLAN
C-4	LANDSCAPING PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	DETAILS
C-7	PLAN AND PROFILE
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C-10	PARCEL 1
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C-13	REMAINDER

## LEGEND

	<E> PROPERTY LINES
	<N> PROPERTY LINES
	SETBACK LINES
	<E> FENCE
	<N> FENCE
	<E> RAILROAD TRACKS
	<N> EASEMENT LINE
	<E> STORM DRAIN
	<N> STORM DRAIN
	<N> 25' GATE
	<N> DRAINAGE DIRECTION
	DRAIN INLET
	<P> CONCRETE
	GRASS/FOLIAGE
	SOLAR PANELS
	<N> AC PAVING
	<N> FIRE HYDRANT
	PERCOLATION TEST PIT
	<N> 1,000 GAL. PROPANE TANK
	<E> POWER POLE

## ABBREVIATIONS

<E>	EXISTING
<N>	NEW
BOW	BACK OF WALK
DI	DRAINAGE INLET
DWY	DRIVEWAY
EG	EXISTING GRADE
LF	LINEAR FOOT
EL	ELEVATION
EP	EDGE OF PAVING
ESMT	EASEMENT
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
PC	PROPERTY CORNER
SRA	SELF RETAINING AREA
STD.	STANDARD
SWK	SIDEWALK
SF	SQUARE FOOT
TG	TOP OF GRATE
R/W	RIGHT OF WAY
WM	WATER METER

## APPROVAL SIGNATURE BLOCK

AGENCY	DATE	PRINTED NAME	SIGNATURE
CITY OF RIO DELL - DIRECTOR OF PUBLIC WORKS			
PACIFIC GAS AND ELECTRIC			
AT&T			
SUDDENLINK			
FORTUNA FIRE PROTECTION DISTRICT			

FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

REVISIONS	BY

PACIFIC AFFILIATES  
CONSULTING ENGINEERS  
990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001 FAX (707) 445-3003



TITLE SHEET

PACIFIC AFFILIATES, INC. HEREBY CERTIFIES THAT THE ENGINEER, TRAVIS SCHNEIDER, IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 12-51-2000, AND THAT HE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE PROFESSIONAL ENGINEER'S ETHICS AND STANDARDS OF PRACTICE. ANY VIOLATION OF THESE STANDARDS WILL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF CALIFORNIA.

EEL RIVER INDUSTRIAL PARK  
NORTHWESTERN AVENUE  
RIO DELL, CA 95562  
APN 205-111-069

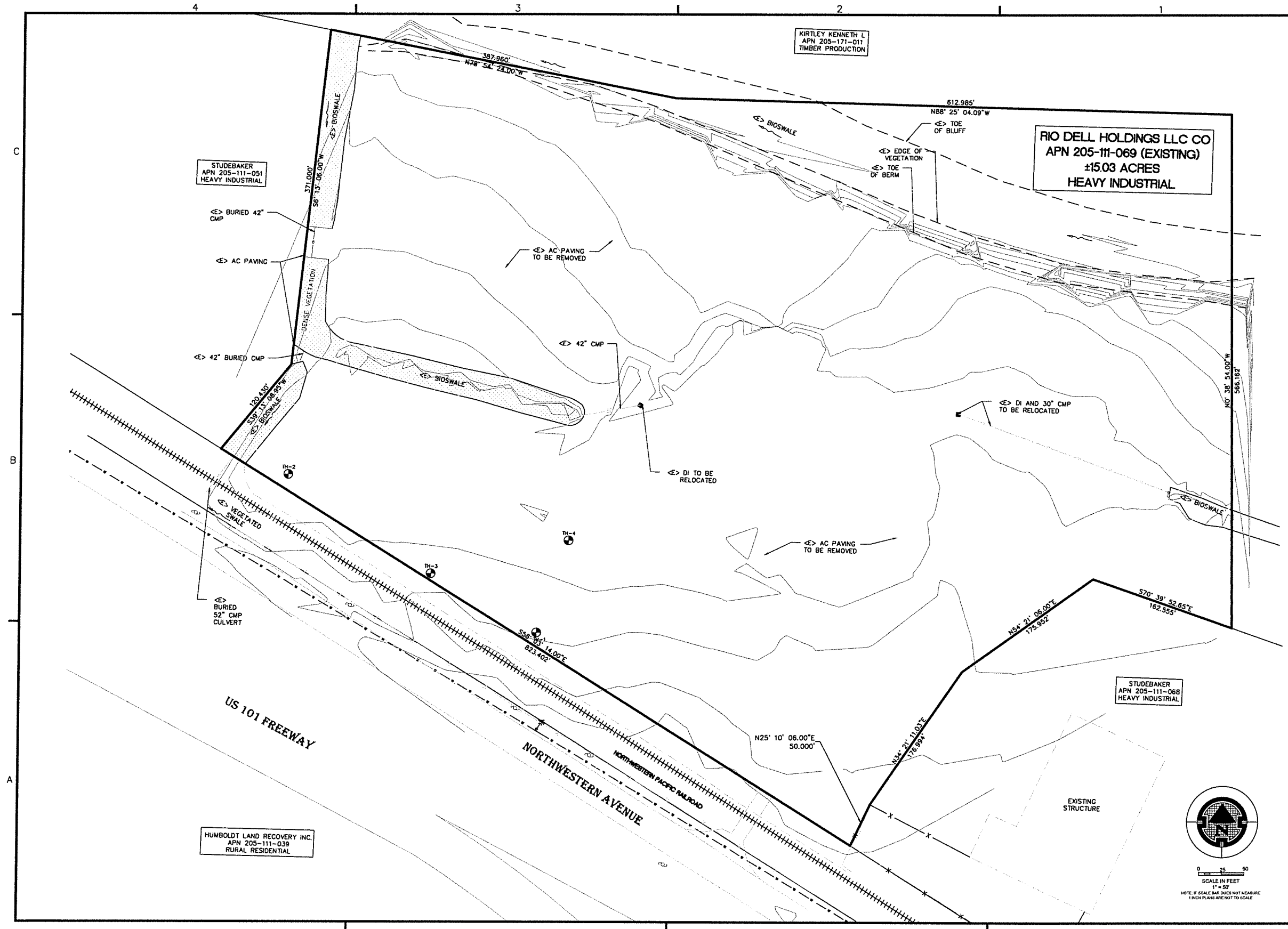
Date: AUGUST 5, 2020  
Scale: AS NOTED  
Drawn by: BA

SHEET NUMBER  
C-1

JOB NUMBER  
20-2064

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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SIGNATURE

PLANS CERTIFIED FOR CONSTRUCTION BY ENGINEER OF RECORD ON

REVISIONS		BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
800 W. WATERBONT DRIVE EUREKA, CA 95501  
TEL (707) 446-5001 FAX (707) 446-5003



EXISTING SITE PLAN &  
DEMOLITION PLAN

THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES OR MODIFICATIONS TO THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

**EEL RIVER INDUSTRIAL PARK**  
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**C-2**

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# LEGEND

- PROJECT PROPERTY LINES
- SETBACK LINES
- FENCE
- RAILROAD TRACKS
- EASEMENT LINE
- STORM DRAIN
- STORM DRAIN
- DRAINAGE DIRECTION
- DRAIN INLET
- CONCRETE
- GRASS/FOLIAGE
- SOLAR PANELS
- AC PAVING
- NEW FIRE HYDRANT
- PERCOLATION TEST PIT

## GREENHOUSE/HEADHOUSE AREAS AND PARKING CALCULATIONS

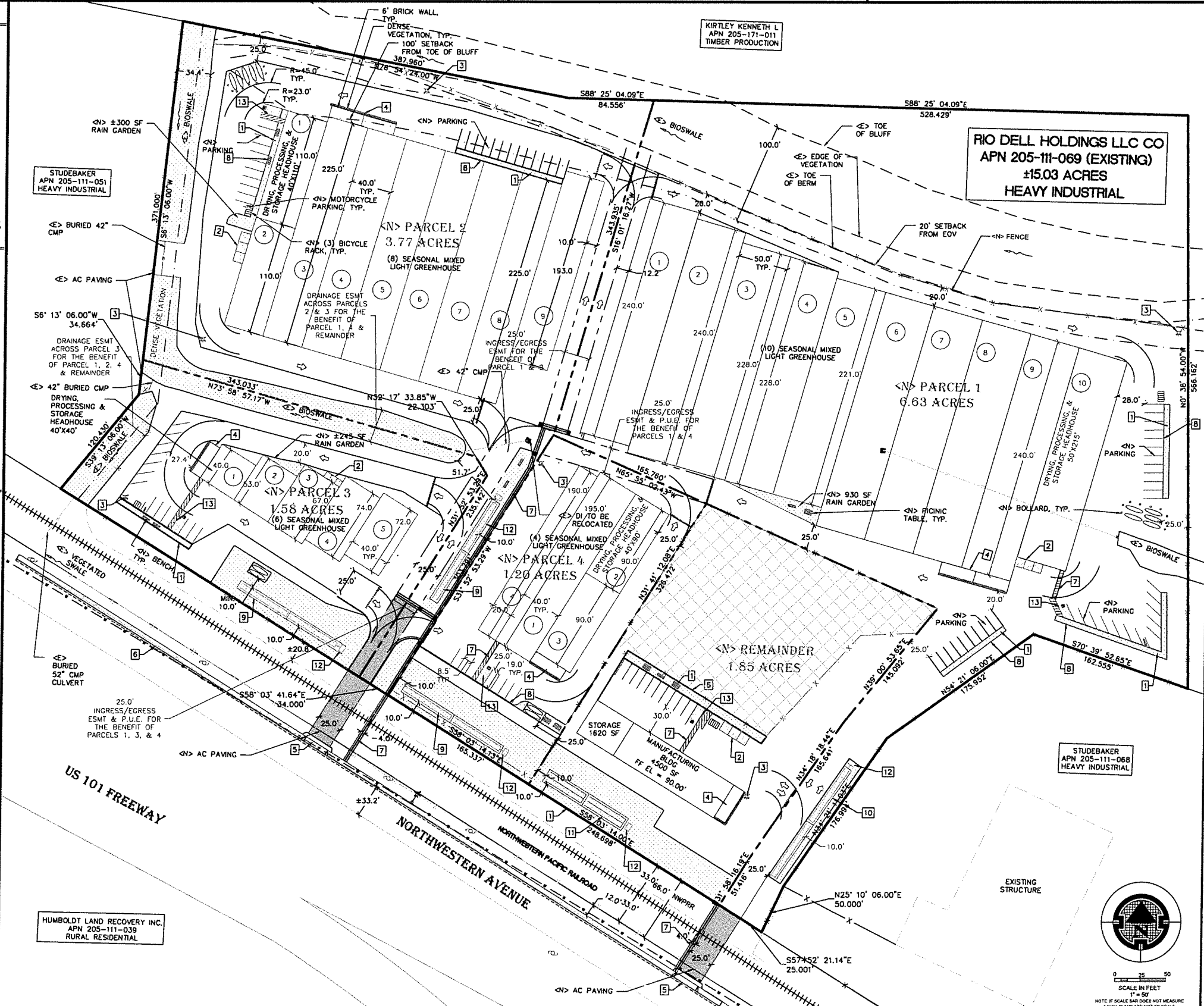
<b>PARCEL 1</b>	
AREA:	116,600 SQ. FT.
PARKING STALLS PROVIDED:	31
# OF STALLS/AREA RATIO:	1/3,761
<b>PARCEL 2</b>	
AREA:	66,120 SQ. FT.
PARKING STALLS PROVIDED:	24
# OF STALLS/AREA RATIO:	1/2,755
<b>PARCEL 3</b>	
AREA:	12,240 SQ. FT.
PARKING STALLS PROVIDED:	12
# OF STALLS/AREA RATIO:	1/1,020
<b>PARCEL 4</b>	
AREA:	18,800 SQ. FT.
PARKING STALLS PROVIDED:	8
# OF STALLS/AREA RATIO:	1/2,350

## KEYNOTES

- <N> 6' LANDSCAPING STRIP
- <N> TRASH, RECYCLING AND COMPOST
- <N> FIRE HYDRANT TO BE INSTALLED WITH PHASED BUILDING PERMITS
- <N> 11'X35' LOADING AREA WITH MIN. 6' HT. SOLID MASONRY WALL AND DENSE VEGETATION
- <N> ADA DRIVEWAY APPROACH
- <N> 5' SWK
- <N> ACCESSIBLE ROUTE OF TRAVEL
- <N> CALTRANS TYPE A1-6 CURB
- <N> LEACH FIELD AREA = 9'X58', 2 EA. 54 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> LEACH FIELD AREA = 9'X67', 2 EA. 63 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> LEACH FIELD AREA = 14'X46', 3 EA. 42 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> 1,000 GAL. SEPTIC TANK
- <N> ADA PARKING, DETAILS A-C, SHEET C-6

## NOTES

- PARKING LOT LIGHTING SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.30.220(15) OF THE RIO DELL MUNICIPAL CODE.



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PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 12345

**SITE PLAN**  
 EEL RIVER INDUSTRIAL PARK  
 NORTHWESTERN AVENUE  
 RIO DELL, CA 95562  
 APN 205-111-069

Date: AUGUST 5, 2020  
 Scale: AS NOTED  
 Drawn by: BA  
 SHEET NUMBER: C-3  
 JOB NUMBER: 20-2064

## LANDSCAPE SUMMARY

### PARCEL ONE

TOTAL LANDSCAPED AREA: 81,447 SQ. FT.  
AREA OF PARCEL: 283,564 SQ. FT. (6.50 ACRES)  
PERCENT OF PARCEL LANDSCAPED: ±29%

### PARCEL TWO

TOTAL LANDSCAPED AREA: 12,523 SQ. FT.  
AREA OF PARCEL: 164,287.7 SQ. FT. (3.77 ACRES)  
PERCENT OF PARCEL LANDSCAPED: ±8%

### PARCEL THREE

TOTAL LANDSCAPED AREA: 16,790 SQ. FT.  
AREA OF PARCEL: 68,968.4 SQ. FT. (1.58 ACRES)  
PERCENT OF PARCEL LANDSCAPED: ±24%

### PARCEL FOUR

TOTAL LANDSCAPED AREA: 7,226 SQ. FT.  
AREA OF PARCEL: 52,249.2 SQ. FT. (1.20 ACRES)  
PERCENT OF PARCEL LANDSCAPED: ±13.8%

### REMAINDER

TOTAL LANDSCAPED AREA: 9,130 SQ. FT.  
AREA OF PARCEL: 86,320.3 SQ. FT. (1.98 ACRES)  
PERCENT OF PARCEL LANDSCAPED: ±10.6%

## LANDSCAPE MAINTENANCE

LANDSCAPING IS TO BE MAINTAINED BY PROPERTY OWNER.  
PRUNING TO BE DONE 2x/YEAR OR MORE FREQUENTLY AS NEEDED.

TIME RELEASED PELLET FERTILIZER TO BE APPLIED 2x/YEAR.

LANDSCAPED AREAS TO BE RAKED FREE OF DEBRIS EVERY OTHER MONTH, OR MORE FREQUENTLY AS NEEDED.

## LANDSCAPE SPECIFICATIONS

BARK CHIPS TO BE PLACED OVER WEED MAT IN PLANTER AREAS.

ALL ON SITE SOILS SUITABLE FOR AGRICULTURAL USE ARE TO BE STOCKPILED AND USED FOR LANDSCAPING IN THIS PROJECT.

USE 15 GAL. MIN. PLANT SIZE FOR TREES AND 5 GALLON MIN. FOR SHRUBS.

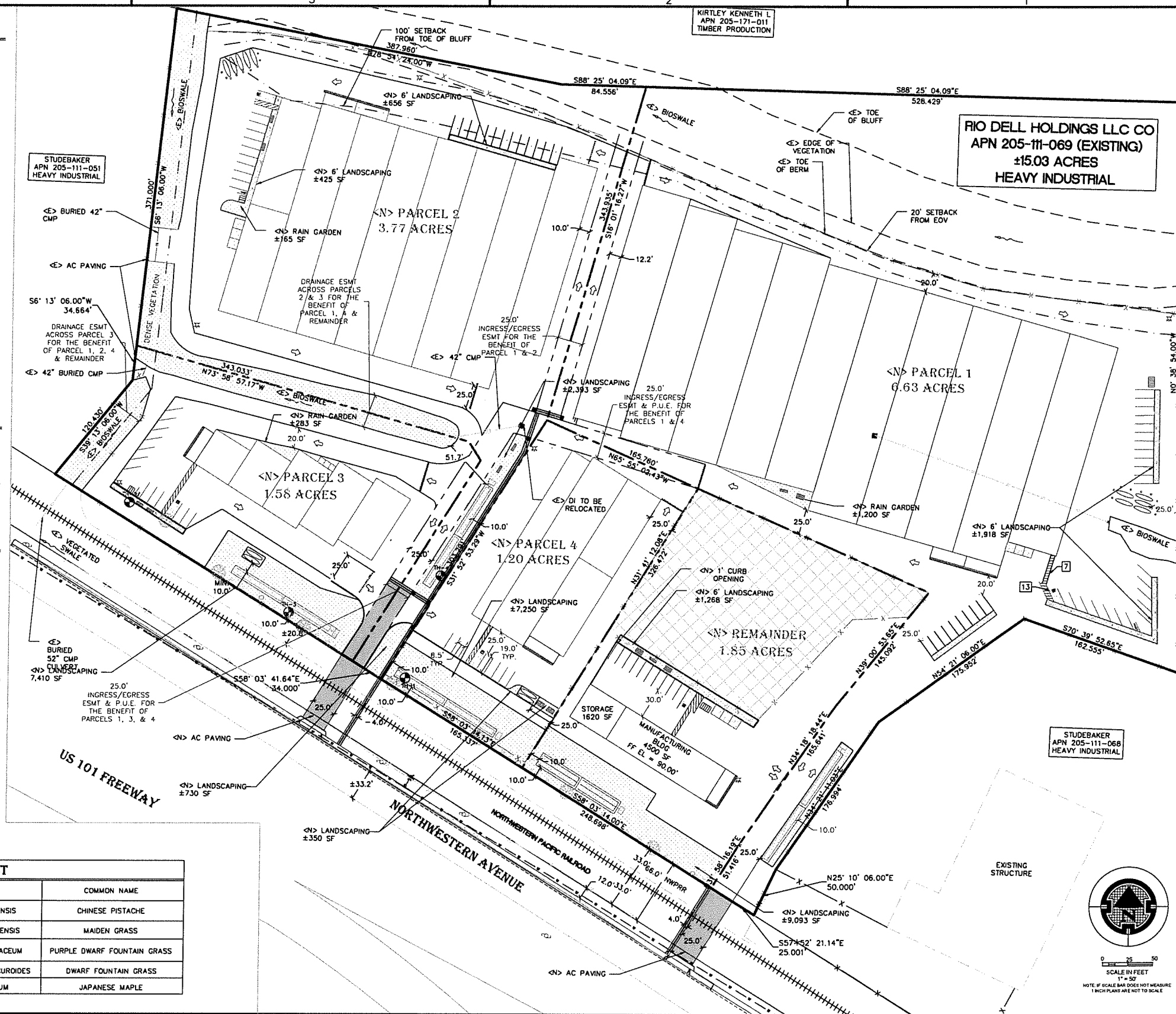
NO BARBED WIRE FENCING TO BE USED.

## LEGEND

- <N> PROJECT PROPERTY LINES
- <N> FENCE
- <N> CONCRETE
- DRAIN INLET
- <N> STORM DRAIN
- <E> STORM DRAIN
- MG - 5 GAL. MAIDEN GRASS
- X - 5 GAL. PURPLE DWARF FOUNTAIN GRASS
- O - 5 GAL. DWARF FOUNTAIN GRASS
- - 15 GAL. JAPANESE MAPLE
- - 15 GAL. CHINESE PISTACHE

## PLANT LIST

SYMBOL	SIZE	QUANTITY	SPECIES	COMMON NAME
●	15 GALLON	7	PISTACIA CHINENSIS	CHINESE PISTACHE
MG	5 GALLON	42	MISCANTHUS SINENSIS	MAIDEN GRASS
X	5 GALLON	27	PENNISETUM SETACEUM	PURPLE DWARF FOUNTAIN GRASS
O	5 GALLON	12	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS
□	15 GALLON	6	ACER PALMATUM	JAPANESE MAPLE



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LANDSCAPE PLAN

EEL RIVER INDUSTRIAL PARK

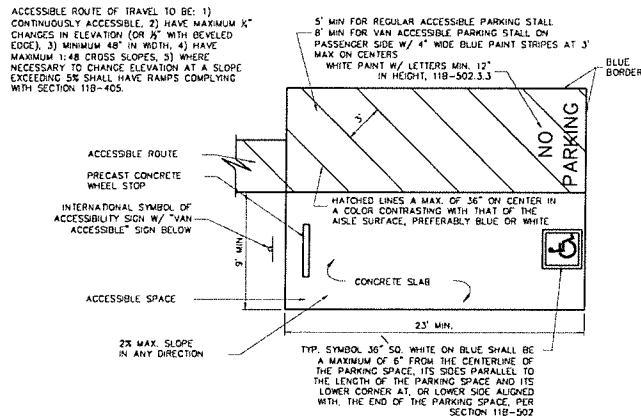
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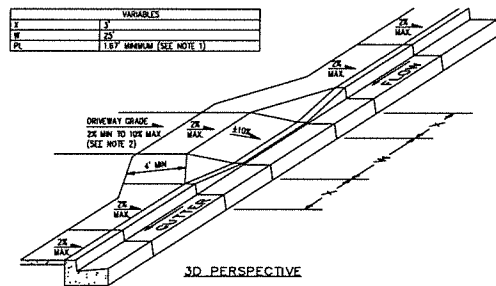




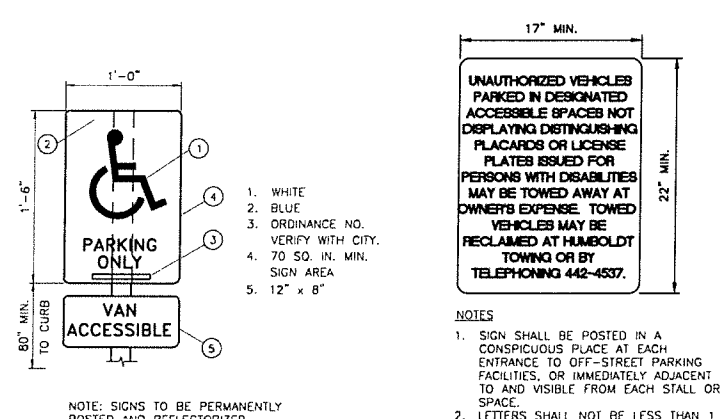


**A ACCESSIBLE STALL**  
NOT TO SCALE

1	2	3
1	2	3
1	2	3

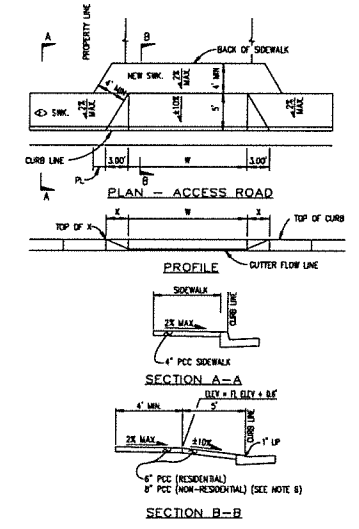


**B WHEEL BUMPER DETAIL**  
NOT TO SCALE

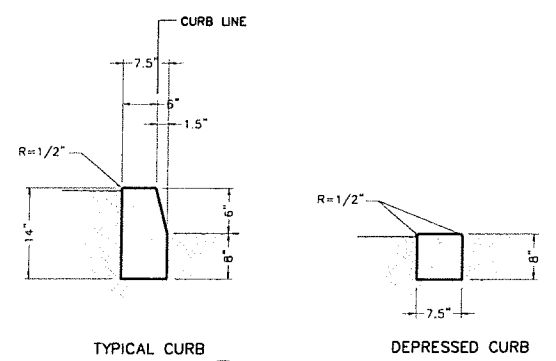


**C ACCESSIBLE SIGNAGE**  
NOT TO SCALE

- NOTES**
1. DRIVEWAY MUST TRANSITION TO FULL HEIGHT OF CURB BEFORE NEXT DRIVEWAY.
  2. MAXIMUM DRIVEWAY GRADE IS 10%.
  3. NOTE: THE 1/4" PER FOOT RULE OF THUMB RESULTS IN A CROSS SLOPE OF 2.1% WHICH EXCEEDS ADA MAXIMUM OF 2%.
  4. MUST MAINTAIN 20" MINIMUM SETBACK FROM BACK OF SIDEWALK AROUND DRIVEWAY APPROX TO GARAGE DOOR. (SEE SHEET 2)
  5. REPAIR SHALL BE MADE BY REPAIRING AND REPLACING THE ENTIRE UNIT BETWEEN SCORING LINES OR JOINTS.
  6. NON-RESIDENTIAL DRIVEWAY APPROX AND SIDEWALK REQUIRE REINFORCEMENT IN ALL AREAS SUBJECT TO VEHICLE LOADS. USE #3 REBAR @ 12" ON CENTER & EACH WAY - OR - 10 GAUGE # 6 @ 8" WIDE MESH.
  7. DRIVEWAYS MUST COMPLY WITH CITY OF ARCATA VISIBILITY CODE FOR PLACEMENT OF STRUCTURES, FENCES, AND LANDSCAPING.
  8. WHEN AN OPENING FOR A DRIVEWAY OR ANY OTHER PURPOSE IS TO BE CONSTRUCTED THROUGH AN EXISTING PORTLAND CEMENT CONCRETE CURB, THE EXISTING CURB OR CURB AND GUTTER SHALL BE SAWCUT AT THE LIMITS OF WORK OR REMOVED TO THE NEAREST CONSTRUCTION JOINT(S) AND THE OPENING REPLACED WITH STANDARD CURB AND DRIVEWAY. NO SAWCUT IS ALLOWED ALONG THE FLOW LINE OF THE GUTTER.
  9. WHEN A PROPOSED SAWCUT LINE IS WITHIN 18 INCHES OF A SCORE LINE OR CONSTRUCTION JOINT, THE SAWCUT SHALL BE ALONG THE SCORE LINE OR CONSTRUCTION JOINT.



**D ADA DRIVEWAY APPROACH TYP.**  
NOT TO SCALE



**E A1-6 CURB**  
N.T.S.

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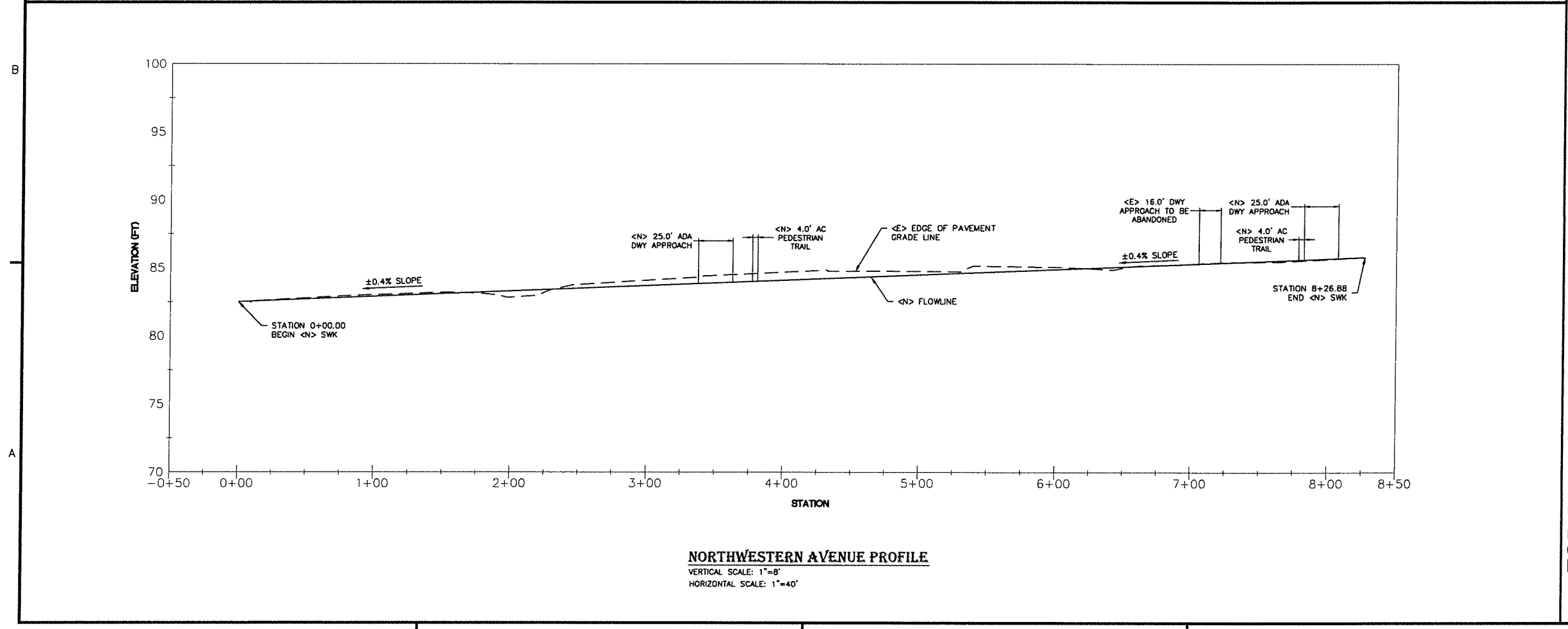
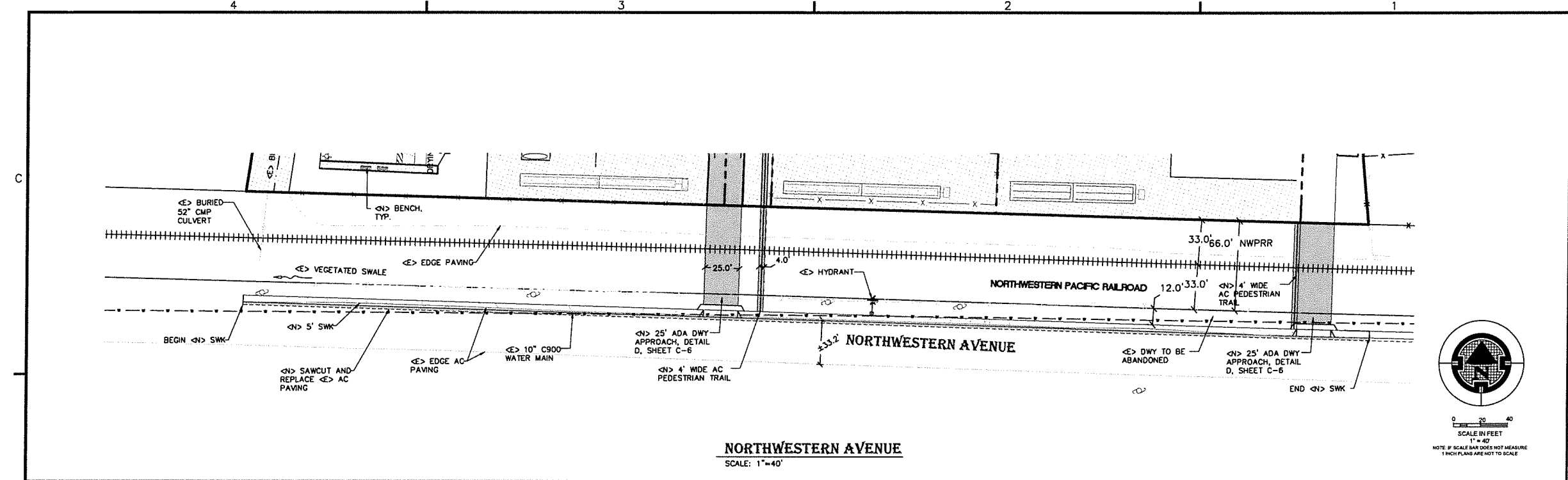
**DETAILS**

PAUL RIVER INDUSTRIAL PARK  
NORTHWESTERN AVENUE  
RIO DELL, CA 95562  
APN 205-111-069

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AUGUST 5, 2020  
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**C-6**

JOB NUMBER  
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PLANS CERTIFIED FOR CONSTRUCTION BY ENGINEER OF RECORD ON

SIGNATURE

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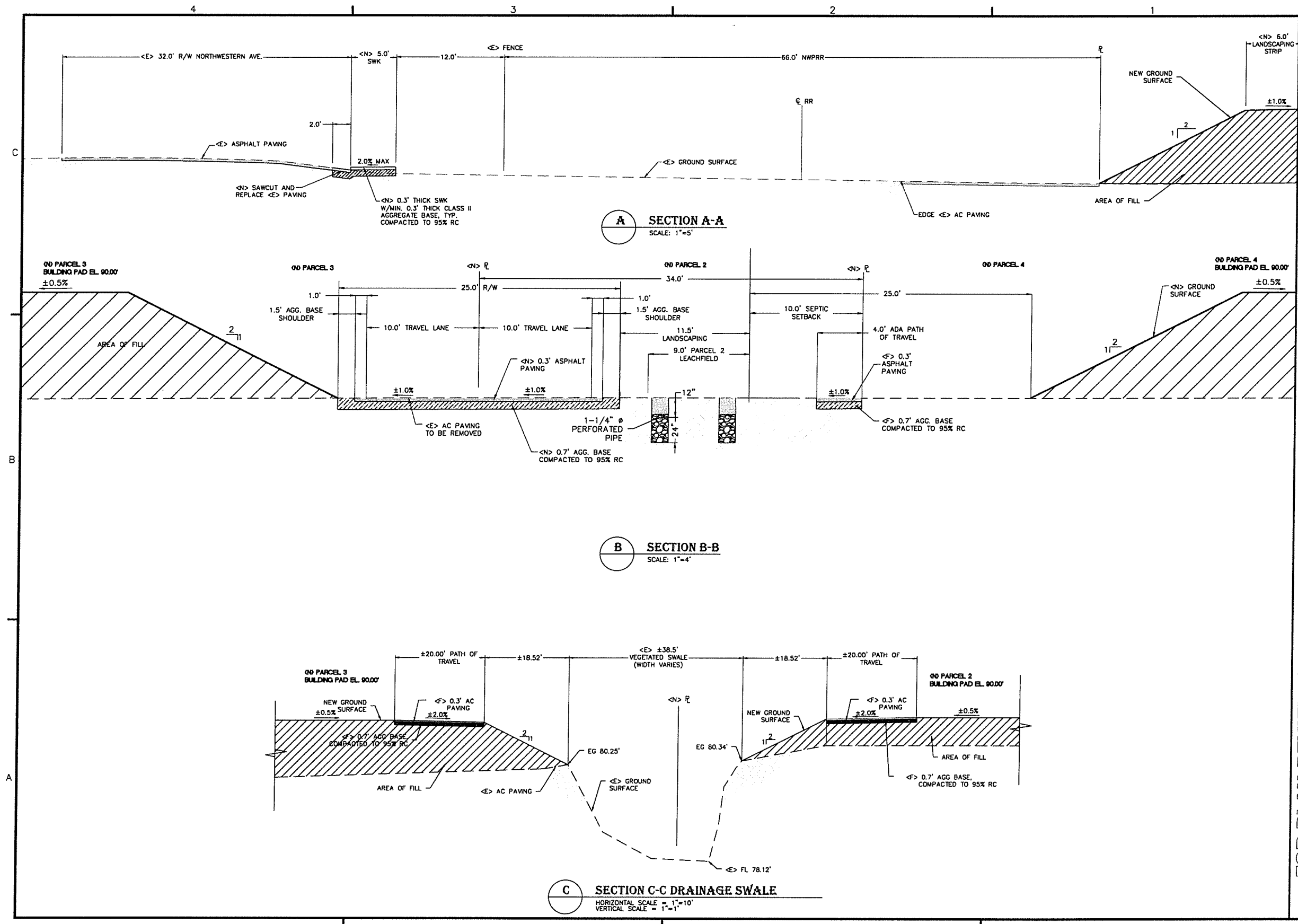
**PLAN & PROFILE**

EEL RIVER INDUSTRIAL PARK  
NORTHWESTERN AVENUE  
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APN 205-111-069

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**C-7**

JOB NUMBER  
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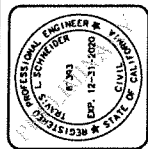


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REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
380 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001 FAX (707) 445-3003

*pa*



**SECTIONS**

PEOPLES AFFILIATES, INC. - ENGINEERING SERVICES IN EUREKA, CA  
WE ARE CURRENTLY PROVIDING ENGINEERING SERVICES IN THE EUREKA, CA  
AREA. OUR OFFICE IS LOCATED AT 380 W. WATERFRONT DRIVE, EUREKA, CA  
95501. WE ARE NOT BEING ISSUED TO ANY OTHER PROJECTS AT THIS  
TIME WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

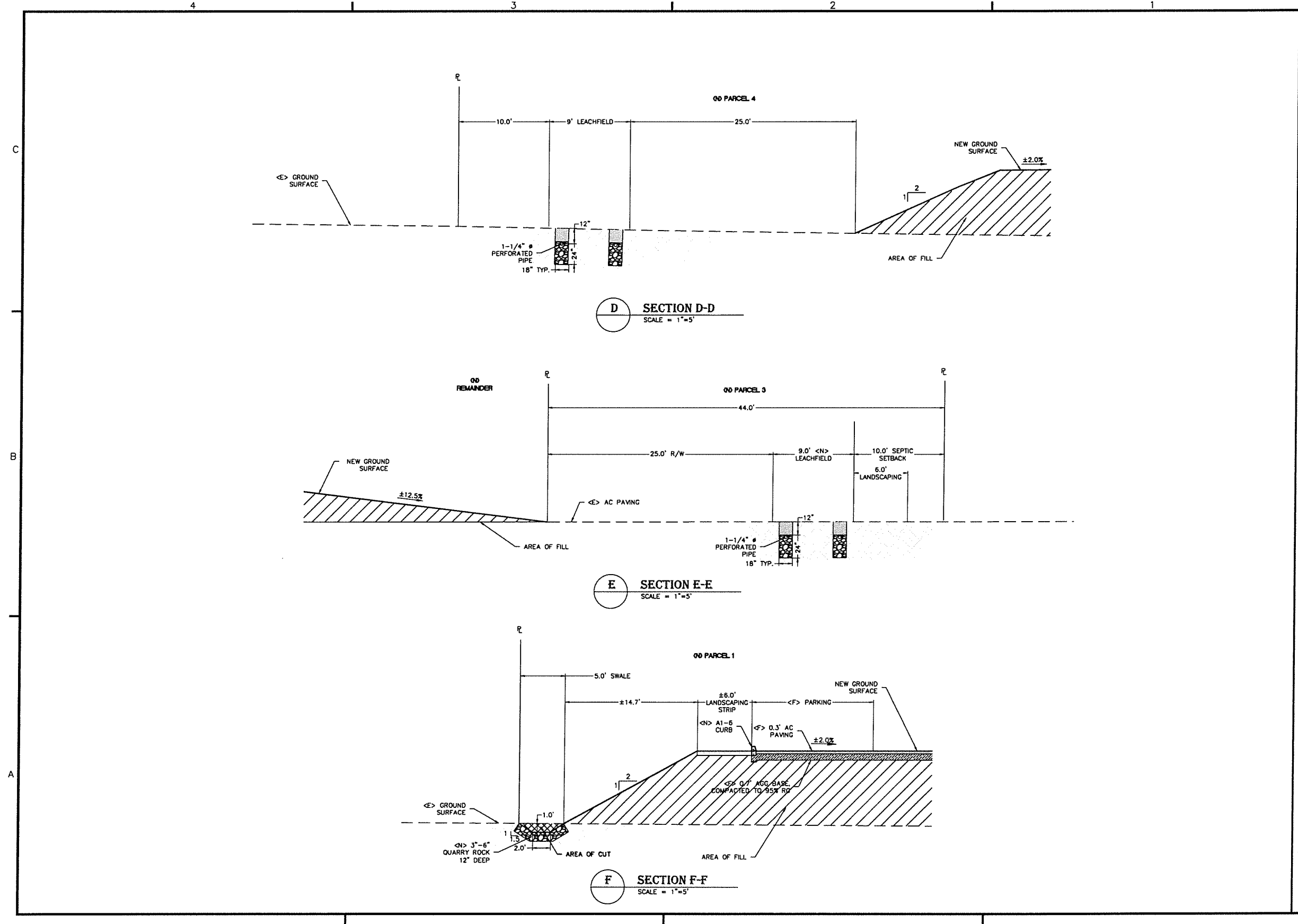
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REVISIONS		BY

PLANS CERTIFIED FOR CONSTRUCTION BY ENGINEER OF RECORD ON \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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950 W. WATERFRONT DRIVE, EUREKA, CA 95501  
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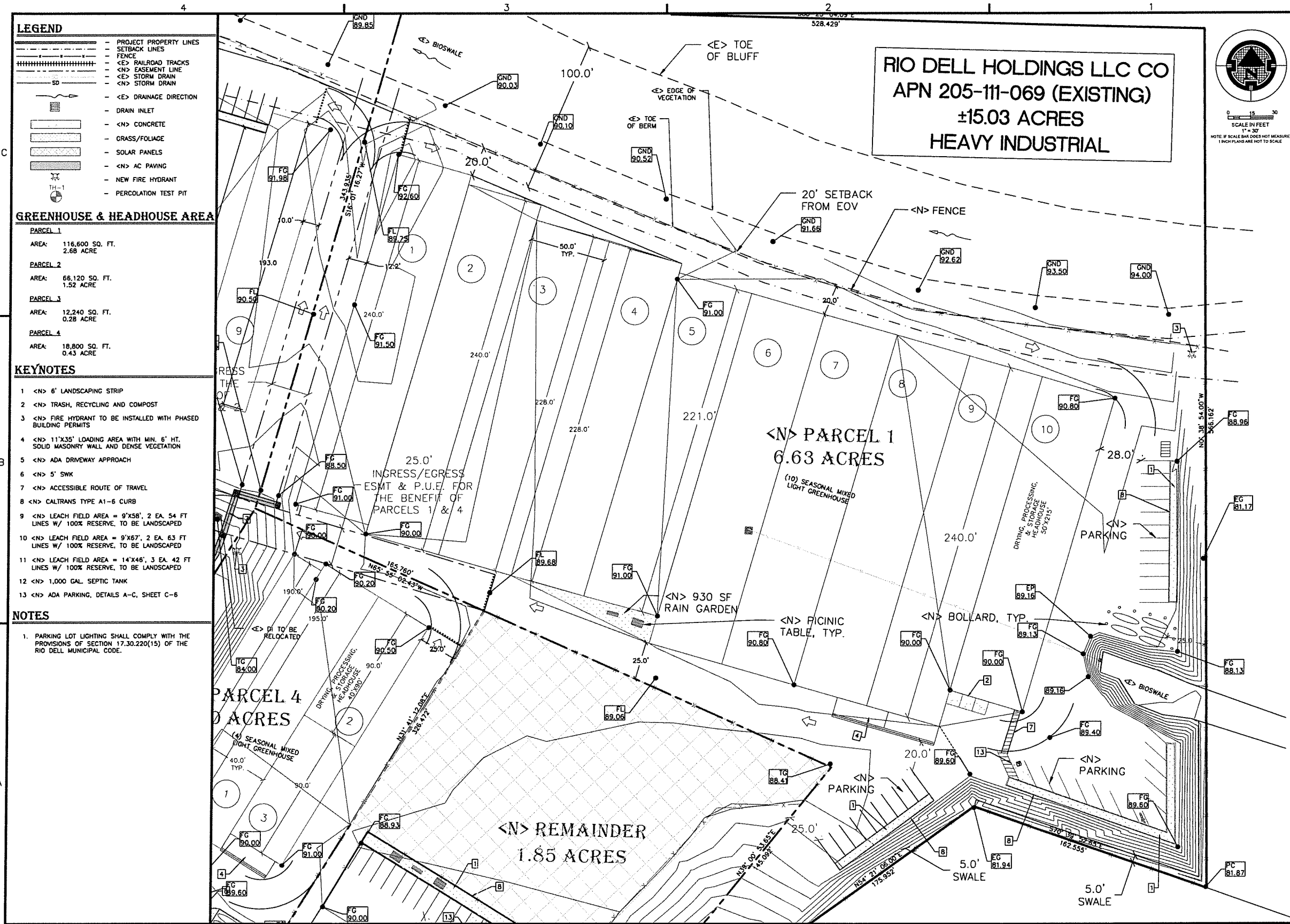
**SECTIONS**

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**PARCEL 1 DETAIL**

**EEL RIVER INDUSTRIAL PARK**  
NORTHWESTERN AVENUE  
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APN 205-111-069

Date: AUGUST 5, 2020  
Scale: AS NOTED  
Drawn by: BA

SHEET NUMBER  
**C-10**

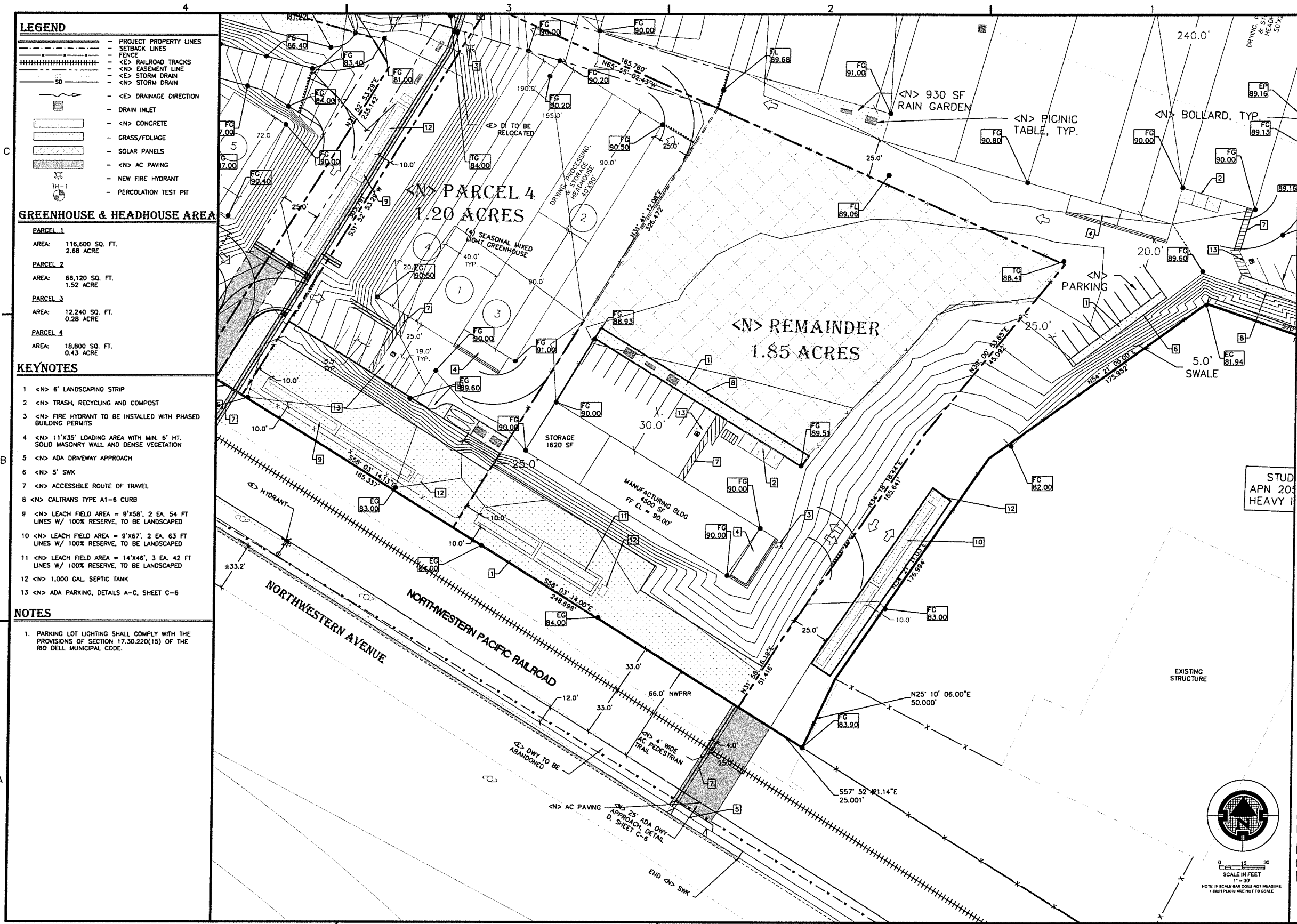
JOB NUMBER  
20-2064











**LEGEND**

- PROJECT PROPERTY LINES
- SETBACK LINES
- FENCE
- <E> RAILROAD TRACKS
- <N> EASEMENT LINE
- <E> STORM DRAIN
- <N> STORM DRAIN
- <E> DRAINAGE DIRECTION
- DRAIN INLET
- <N> CONCRETE
- GRASS/FOLIAGE
- SOLAR PANELS
- <N> AC PAVING
- NEW FIRE HYDRANT
- PERCOLATION TEST PIT

**GREENHOUSE & HEADHOUSE AREA**

**PARCEL 1**  
AREA: 116,600 SQ. FT.  
2.68 ACRE

**PARCEL 2**  
AREA: 66,120 SQ. FT.  
1.52 ACRE

**PARCEL 3**  
AREA: 12,240 SQ. FT.  
0.28 ACRE

**PARCEL 4**  
AREA: 18,800 SQ. FT.  
0.43 ACRE

**KEYNOTES**

- <N> 6" LANDSCAPING STRIP
- <N> TRASH, RECYCLING AND COMPOST
- <N> FIRE HYDRANT TO BE INSTALLED WITH PHASED BUILDING PERMITS
- <N> 11'X35' LOADING AREA WITH MIN. 6" HT. SOLID MASONRY WALL AND DENSE VEGETATION
- <N> ADA DRIVEWAY APPROACH
- <N> 5' SWK
- <N> ACCESSIBLE ROUTE OF TRAVEL
- <N> CALTRANS TYPE A1-6 CURB
- <N> LEACH FIELD AREA = 9'X58', 2 EA. 54 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> LEACH FIELD AREA = 9'X67', 2 EA. 63 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> LEACH FIELD AREA = 14'X46', 3 EA. 42 FT LINES W/ 100% RESERVE, TO BE LANDSCAPED
- <N> 1,000 GAL. SEPTIC TANK
- <N> ADA PARKING, DETAILS A-C, SHEET C-6

**NOTES**

- PARKING LOT LIGHTING SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.30.220(15) OF THE RIO DELL MUNICIPAL CODE.

**FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION**

PLANS CERTIFIED FOR CONSTRUCTION BY ENGINEER OF RECORD ON

SIGNATURE

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
800 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 446-3661 FAX (707) 446-3003

REMAINDER DETAIL

EEL RIVER INDUSTRIAL PARK  
NORTHWESTERN AVENUE  
RIO DELL, CA 95562  
APN 205-111-069

Date: AUGUST 5, 2020  
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SHEET NUMBER  
**C-14**

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STUD APN 203 HEAVY I

EXISTING STRUCTURE

SCALE IN FEET  
1" = 30'  
NOTE: IF SCALE BAR DOES NOT MEASURE, 1" HIGH PLANS ARE NOT TO SCALE